Claims:

1. A computer-based system for providing equity based benefits to a person dependent upon equity in property owned by the person, said system comprising:

a memory for storing a program; and

a processor for executing the program, said program comprising:

(a) code for securing a loan secured by a proportion of the equity, the loan having a principal value for a defined term;

(b) code for repaying the loan by periodically paying a simple interest charge being a fixed proportion of the principal;

(c) code for investing a residual of the loan;

(d) code for, if an equity-based retirement savings option is elected, accumulating earnings from the invested residual of the loan; and

(e) code for, if a life-expectancy retirement annuity option is elected, making a periodic payment from the residual of the loan; wherein the principal value of the loan becomes due for repayment at the end of the term.

2. A system according to claim 1, wherein:

the memory is configured as a plurality of memory modules;

the program is configured as a plurality of inter-related program modules stored in corresponding said memory modules; and

the processor is configured as a plurality of processor modules for executing the program modules, wherein at least some of the plurality of processor modules adapted to communicate over a network.

3. A system according to claim 1, wherein if a rate of return of an investment in which said residual of the loan is invested according to the code (c) falls below a threshold, the program further comprises:

(f) code for capitalising an additional loan amount needed to compensate for a difference between the rate of return and the threshold; and

(g) code for adding said additional loan to the principal of the loan to be repaid at the end of the term.

4. A computer program product including a computer readable medium having recorded thereon a computer program for directing a processor to execute a method for providing equity based benefits to a person dependent upon equity in property owned by the person, said program comprising:

(a) code for securing a loan secured by a proportion of the equity, the loan having a principal value for a defined term;

(b) code for repaying the loan by periodically paying a simple interest charge being a fixed proportion of the principal;

(c) code for investing a residual of the loan;

(d) code for, if an equity-based retirement savings option is elected, accumulating earnings from the invested residual of the loan; and

(e) code for, if a life-expectancy retirement annuity option is elected, making a periodic payment from the residual of the loan; wherein the principal value of the loan becomes due for repayment at the end of the term.

5. A computer-based system for providing equity based benefits to a person dependent upon equity in property owned by the person, said system comprising:

(a) means for securing a loan secured by a proportion of the equity, the loan having a principal value for a defined term;

(b) means for repaying the loan by periodically paying a simple interest charge being a fixed proportion of the principal;

(c) means for investing a residual of the loan;

(d) means for, if an equity-based retirement savings option is elected, accumulating earnings from the invested residual of the loan; and

(e) means for, if a life-expectancy retirement annuity option is elected, making a periodic payment from the residual of the loan; wherein the principal value of the loan becomes due for repayment at the end of the term.

6. A method for providing equity based benefits to a person dependent upon equity in property owned by the person, said method being implemented on a computer basesd system comprising at least one program running on a corresponding at least one computer platform, said method comprising the steps of:

securing a loan secured by a proportion of the equity, the loan having a principal value for a defined term;

repaying the loan by periodically paying a simple interest charge being a fixed proportion of the principal;

investing a residual of the loan;

if an equity-based retirement savings option is elected, accumulating earnings from the invested residual of the loan; and

if a life-expectancy retirement annuity option is elected, making a periodic payment from the residual of the loan; wherein the principal value of the loan becomes due for repayment at the end of the term.

7. A method of generating, for a person, periodic payments secured by equity in property of the person, the method comprising the steps of:

(a) obtaining, from a first provider, a loan having a principal value for a defined term, wherein the loan is secured by the equity;

(b) periodically paying, to the first provider over the term, an interest payment equal to a first fixed proportion of said principal value;

(c) paying, to the person, the periodic payments;

(d) charging the person, in regard to each said periodic payment, a charge equal to a second fixed proportion of said each said periodic payment;

(e) investing a residual of the loan, in an investment vehicle yielding a return at a compound rate on said residual of the loan, said residual of the loan being dependent upon the amounts paid in the steps (b) and (c) and the amount received in the step (d); and

(f) repaying, to the first provider at the end of the term, the principal of the loan.

8. A method according to claim 7, wherein the residual of the loan invested in the investment vehicle at any time during the term of the loan is equal to the principal of the loan less (i) the accumulated payments made in the steps (b) and (c) from the time the loan was obtained until said any time being considered, plus (ii) the accumulated charges received in the step (d) from the time the loan was obtained until said any time being considered.

9. A method according to claim 7, wherein the steps (a) – (e) are performed by a second provider and the step (e) is performed by the person.

10. A method according to claim 9, wherein the amounts paid in the steps (b) and (c) are drawn from the residual of the loan and the amount received in the step (d) is paid into the residual of the loan.

11. A method according to claim 9, wherein:

the loan is less than or equal to 45% of the equity in the property of the person;

the first fixed proportion is in a range of 4.0% and 5.5%;

the second fixed proportion is in a range of 7.5% and 12.0%; and

the compound rate of return is in a range of 7.5% and 12.0% of the residual of the loan that is invested in the investment vehicle.

12. A method according to claim 9, comprising the further step of:

(g) charging the person, in regard to each said periodic payment, a charge equal to a third fixed proportion of said each said periodic payment;

13. A method according to claim 12, wherein the third fixed proportion is in a range of 0.05% and 0.25%.

14. A method according to claim 12 wherein the profit derived by the second provider comprises the charge levied in the step (g).

15. A method according to claim 9 wherein the profit derived by the second provider is drawn from the residual of the loan.

16. A method according to claim 7, wherein the person is one of a natural person and a legal entity.

17. A method according to claim 7, wherein the person is a retiree and the property of the retiree is the home of the retiree.

18. A method of generating, for a retiree, periodic payments secured by equity in the retiree's home, the method comprising the steps of:

(a) obtaining, from a financier, a loan having a principal value for a defined term, wherein the loan is secured by the equity in the retiree's home;

(b) periodically paying, to the financier over the term, a simple interest repayment comprising a payment equal to a first fixed proportion of said principal value;

(c) paying, to the retiree, the periodic payments;

(d) charging the retiree, in regard to each said periodic payment, a simple interest charge comprising a charge equal to a second fixed proportion of said each said periodic payment;

(e) investing a residual of the loan, in an investment vehicle yielding a return at a compound rate on said residual of the loan, said residual of the loan being dependent upon the simple interest payments to the financier in the step (b) and the periodic payments to the retiree in the step (c) and the simple interest charges paid by the retiree in the step (d); and

(f) repaying, by the retiree to the financier at the end of the term, the principal of the loan.

19. A method of generating, for a retiree, periodic payments secured by equity in the retiree's home, the method comprising the steps of:

(a) obtaining, by a service provider from a financier, a loan having a principal value for a defined term, wherein the loan is secured by the equity in the retiree's home;

(b) periodically paying, by the service provider to the financier over the term, a simple interest repayment comprising a payment equal to a first fixed proportion of said principal value;

(c) paying, by the service provider to the retiree, the periodic payments;

(d) charging the retiree by the service provider, in regard to each said periodic payment, a simple interest charge comprising a charge equal to a second fixed proportion of said each said periodic payment;

(e) the service provider investing a residual of the loan, in an investment vehicle yielding a return at a compound rate on said residual of the loan, said residual of the loan being dependent upon the simple interest payments to the financier in the step (b) and the periodic payments to the retiree in the step (c) and the simple interest charges paid by the retiree in the step (d); and

(f) repaying, by the retiree to the financier at the end of the term, the principal of the loan.

20. A system for generating, for a retiree, periodic payments secured by equity in the retiree's home, the system comprising:

(a) means for obtaining, by a service provider from a financier, a loan having a principal value for a defined term, wherein the loan is secured by the equity in the retiree's home;

(b) means for periodically paying, by the service provider to the financier over the term, a simple interest repayment comprising a payment equal to a first fixed proportion of said principal value;

(c) means for paying, by the service provider to the retiree, the periodic payments;

(d) means for charging the retiree by the service provider, in regard to each said periodic payment, a simple interest charge comprising a charge equal to a second fixed proportion of said each said periodic payment;

(e) means by which the service provider invests a residual of the loan, in an investment vehicle yielding a return at a compound rate on said residual of the loan, said residual of the loan being dependent upon the simple interest payments to the financier in the step (b) and the periodic payments to the retiree in the step (c) and the simple interest charges paid by the retiree in the step (d); and

(f) means for repaying, by the retiree to the financier at the end of the term, the principal of the loan.

21. A computer program product having a computer readable medium having at least one computer program module recorded therein for directing at least one processor to implement a method of generating, for a retiree, periodic payments secured by equity in the retirees home, the at least one program module comprising:

(a) code for for obtaining, by a service provider from a financier, a loan having a principal value for a defined term, wherein the loan is secured by the equity in the retiree's home;

(b) code for periodically paying, by the service provider to the financier over the term, a simple interest repayment comprising a payment equal to a first fixed proportion of said principal value;

(c) code for paying, by the service provider to the retiree, the periodic payments;

(d) code for charging the retiree by the service provider, in regard to each said periodic payment, a simple interest charge comprising a charge equal to a second fixed proportion of said each said periodic payment;

(e) code for investing a residual of the loan, in an investment vehicle yielding a return at a compound rate on said residual of the loan, said residual of the loan being dependent upon the simple interest payments to the financier in the step (b) and the periodic payments to the retiree in the step (c) and the simple interest charges paid by the retiree in the step (d); and

(f) code for repaying, by the retiree to the financier at the end of the term, the principal of the loan.

22. A method of generating, for the benefit of a person and a service provider, periodic payments dependent upon equity in property of the person, the method comprising the steps of:

(a) obtaining from a financier a loan secured by the equity, the loan having a principal value and being for a term defined by a number of periods;

(b) investing the loan in a first investment vehicle that yields a first return for each said period on the amount invested; the method further comprising, for a current said period, the steps of:

(i) withdrawing a first fixed proportion and a second fixed proportion of the principal value from the residual of the loan invested in the first investment vehicle;

(ii) paying the first fixed proportion to the financier;

(iii) deducting a charge from said second fixed proportion, said charge comprising the benefit for the service provider;

(iv) investing for the benefit of the person the residual of the second fixed proportion in an investment vehicle yielding a second return for the current period, said second return being lower than the first return;

(c) repeating the steps (i) – (iv) for said number of periods; and

(d) repaying, by the person to the financier at the end of the term, the principal of the loan.

23. A method according to claim 22, wherein the financier is the service provider.

24. A method according to claim 22, wherein in the step (iv) an additional investment is made in the investment vehicle yielding the second return for the current period.

25. A method according to claim 24, wherein the additional investment is a savings contribution by the person.

26. A method according to claim 25, wherein following the step (d) the method comprises further steps of:

(a) obtaining from the financier another loan secured by equity in the persons home, the other loan having a principal value and being for a term defined by a number of periods;

(b) investing the other loan and the funds accumulated in the investment vehicle yielding the second return in another investment vehicle that yields a return for each said period on the amount invested; the method further comprising, for a current said period, the steps of:

(i) withdrawing a first fixed proportion and a second fixed proportion of the principal value from the residual of the loan invested in the first investment vehicle;

(ii) paying the first fixed proportion to the financier;

(iii) deducting a charge from said second fixed proportion, said charge comprising the benefit for the service provider;

(iv) paying the residual of the second fixed proportion to the person;

(c) repeating the steps (i) – (iv) for said number of periods; and

(d) repaying, by the person to the financier at the end of the term, the principal of the loan.

27. A computer based method of generating, for a person, periodic payments secured by equity in property of the person, the method comprising the steps of:

(a) obtaining, from a first provider, a loan having a principal value for a defined term, wherein the loan is secured by the equity;

(b) periodically paying, to the first provider over the term, an interest payment equal to a first fixed proportion of said principal value;

(c) paying, to the person, the periodic payments;

(d) charging the person, in regard to each said periodic payment, a charge equal to a second fixed proportion of said each said periodic payment;

(e) investing a residual of the loan, in an investment vehicle yielding a return at a compound rate on said residual of the loan, said residual of the loan being dependent upon the amounts paid in the steps (b) and (c) and the amount received in the step (d); and

(f) repaying, to the first provider at the end of the term, the principal of the loan; wherein:

(g) if the compound rate in the step (e) falls below a first threshold, an additional loan amount needed to compensate for the reduced compound rate, and associated interest, is capitalised and added to the principal of the loan to be repaid to the first provider in the step (f).

28. A computer based method according to claim 27, comprising the further step of:

(h) if the compound rate in the step (e) rises above a second threshold, then accumulated surplus funds accruing in the investment vehicle are deducted from the principal of the loan to be repaid to the first provider in the step (f).

29. A system for administering an equity based arrangement of generating, for a person, periodic payments secured by equity in property of the person, the system comprising:

(a) means for obtaining, from a first provider, a loan having a principal value for a defined term, wherein the loan is secured by the equity;

(b) means for periodically paying, to the first provider over the term, an interest payment equal to a first fixed proportion of said principal value;

(c) means for paying, to the person, the periodic payments;

(d) means for charging the person, in regard to each said periodic payment, a charge equal to a second fixed proportion of said each said periodic payment;

(e) means for investing a residual of the loan, in an investment vehicle yielding a return at a compound rate on said residual of the loan, said residual of the loan being dependent upon the amounts paid in the steps (b) and (c) and the amount received in the step (d); and

(f) means for repaying, to the first provider at the end of the term, the principal of the loan; wherein:

(g) if the compound rate in the step (e) falls below a first threshold, an additional loan amount needed to compensate for the reduced compound rate, and associated interest, is capitalised and added to the principal of the loan to be repaid to the first provider in the step (f).

30. A system for administering an equity based arrangement of generating, for a person, periodic payments secured by equity in property of the person, the system comprising:

a plurality of memory modules for storing a corresponding plurality of inter-related application program modules; and

a plurality of processor modules for executing the program modules, said program modules comprising:

(a) code for obtaining, from a first provider, a loan having a principal value for a defined term, wherein the loan is secured by the equity;

(b) code for periodically paying, to the first provider over the term, an interest payment equal to a first fixed proportion of said principal value;

(c) code for paying, to the person, the periodic payments;

(d) code for charging the person, in regard to each said periodic payment, a charge equal to a second fixed proportion of said each said periodic payment;

(e) code for investing a residual of the loan, in an investment vehicle yielding a return at a compound rate on said residual of the loan, said residual of the loan being dependent upon the amounts paid in the steps (b) and (c) and the amount received in the step (d); and

(f) code for repaying, to the first provider at the end of the term, the principal of the loan; wherein:

(g) if the compound rate in the step (e) falls below a first threshold, an additional loan amount needed to compensate for the reduced compound rate, and associated interest, is capitalised and added to the principal of the loan to be repaid to the first provider in the step (f).

31. A computer program product including at least one computer readable medium having recorded thereon a plurality of inter-related computer application program modules for directing a plurality of processor modules to execute a method for generating, for a person, periodic payments secured by equity in property of the person, said program modules comprising:

(a) code for obtaining, from a first provider, a loan having a principal value for a defined term, wherein the loan is secured by the equity;

(b) code for periodically paying, to the first provider over the term, an interest payment equal to a first fixed proportion of said principal value;

(c) code for paying, to the person, the periodic payments;

(d) code for charging the person, in regard to each said periodic payment, a charge equal to a second fixed proportion of said each said periodic payment;

(e) code for investing a residual of the loan, in an investment vehicle yielding a return at a compound rate on said residual of the loan, said residual of the loan being

dependent upon the amounts paid in the steps (b) and (c) and the amount received in the step (d); and

(f) code for repaying, to the first provider at the end of the term, the principal of the loan; wherein:

(g) if the compound rate in the step (e) falls below a first threshold, an additional loan amount needed to compensate for the reduced compound rate, and associated interest, is capitalised and added to the principal of the loan to be repaid to the first provider in the step (f).

32. A plurality of inter-related computer application program modules for directing a plurality of processor modules to execute a method for generating, for a person, periodic payments secured by equity in property of the person, said program modules comprising:

(a) code for obtaining, from a first provider, a loan having a principal value for a defined term, wherein the loan is secured by the equity;

(b) code for periodically paying, to the first provider over the term, an interest payment equal to a first fixed proportion of said principal value;

(c) code for paying, to the person, the periodic payments;

(d) code for charging the person, in regard to each said periodic payment, a charge equal to a second fixed proportion of said each said periodic payment;

(e) code for investing a residual of the loan, in an investment vehicle yielding a return at a compound rate on said residual of the loan, said residual of the loan being dependent upon the amounts paid in the steps (b) and (c) and the amount received in the step (d); and

(f) code for repaying, to the first provider at the end of the term, the principal of the loan; wherein:

(g) if the compound rate in the step (e) falls below a first threshold, an additional loan amount needed to compensate for the reduced compound rate, and associated interest, is capitalised and added to the principal of the loan to be repaid to the first provider in the step (f).

33. A periodic payment made to a person using any one of the methods or systems of the above-noted claims.

34. Accumulated savings accumulated using any one of the above-noted methods or systems.